

177.0

0009

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
907,900 / 907,900  
907,900 / 907,900  
907,900 / 907,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		PIEDMONT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WILLIAMS VIRGINIA A	
Owner 2: ANDERSON ROSEMARY H	
Owner 3:	

Street 1: 56 PIEDMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WILLIAMS VIRGINIA A -

Owner 2: -

Street 1: 56 PIEDMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3496 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5000.000	508,900		399,000	907,900	
Total Card	0.115	508,900		399,000	907,900	Entered Lot Size
Total Parcel	0.115	508,900		399,000	907,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	259.73	/Parcel: 259.73	Land Unit Type:

User Acct	120238
GIS Ref	
GIS Ref	
Insp Date	
08/31/18	



## USER DEFINED

Prior Id # 1:	120238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	18:02:39
mmcmakin	
13951	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	508,900	0	5,000.	399,000	907,900		Year end	12/23/2021
2021	101	FV	491,000	0	5,000.	399,000	890,000		Year End Roll	12/10/2020
2020	101	FV	491,000	0	5,000.	399,000	890,000		Year End Roll	12/18/2019
2019	101	FV	379,400	0	5,000.	393,300	772,700		Year End Roll	1/3/2019
2018	101	FV	379,400	0	5,000.	302,100	681,500		Year End Roll	12/20/2017
2017	101	FV	379,400	0	5,000.	285,000	664,400		Year End Roll	1/3/2017
2016	101	FV	379,400	0	5,000.	262,200	641,600		Year End	1/4/2016
2015	101	FV	349,600	0	5,000.	245,100	594,700		Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS VIRGIN	55095-337		8/2/2010		99	No	No		
MCCLOSKEY JOHN/	25452-567		6/30/1995		238,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2008	1458	Inter Fi	116,850	C		G10	GR FY10	INT FINISH, SIDING
6/6/2008	574	Addition	200,000	C	7/7/2008	G10	GR FY10	GUT REHAB, 3rd LEV
4/25/2008	402	Demoliti	46,840	C		G10	GR FY10	gut int & remove s
6/22/2005	515	Re-Roof	4,000					ADD 10X14 WDK
3/15/1995	107		1,000					ADD TO 2ND FLOOR
2/21/1995	68		2,500					

## ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/16/2008	Measured	345	PATRIOT
7/7/2008	Fieldrev-Chg	BR	B Rossignol
1/4/2000	Mailer Sent		
12/30/1999	Entry Denied	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

